

TRACT C-2

**METES AND BOUNDS DESCRIPTION
OF A
46.464 ACRE TRACT
PORTION OF TRACT "C"
TEXAS CENTROID RANCH, SECTION ONE
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF TRACT "C", TEXAS CENTROID RANCH, SECTION ONE, ACCORDING TO THE PLAT RECORDED IN VOLUME 981, PAGE 221 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A COTTON SPINDLE FOUND AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF GREENS PRAIRIE ROAD (130' R.O.W.) AND THE NORTHEAST RIGHT-OF-WAY LINE OF LAKEWAY DRIVE (80' R.O.W.) MARKING THE WEST CORNER OF SAID TRACT "C", FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF LAKEWAY DRIVE MARKING THE COMMON CORNER OF SAID TRACT "C" AND PEBBLE CREEK, PHASE 5B, ACCORDING TO THE PLAT RECORDED IN VOLUME 2541, PAGE 241 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, BEARS: S 46° 55' 58" E FOR A DISTANCE OF 1180.51 FEET (THIS LINE WAS USED FOR BEARING ORIENTATION HONORING THE PLAT CALL BEARING OF TEXAS CENTROID RANCH, SECTION ONE, 981/221);

THENCE: N 43° 08' 18" E ALONG THE SOUTHEAST LINE OF GREENS PRAIRIE ROAD FOR A DISTANCE OF 180.37 FEET TO A 1/2 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID LINE:

THENCE: N 41° 52' 13" E CONTINUING ALONG THE SOUTHEAST LINE OF GREENS PRAIRIE ROAD FOR A DISTANCE OF 492.28 FEET TO A 5/8 INCH IRON ROD SET MARKING THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 41° 52' 13" E CONTINUING ALONG THE SOUTHEAST LINE OF GREENS PRAIRIE ROAD FOR A DISTANCE OF 1927.50 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID TRACT "C" AND A WESTERLY CORNER OF THE REMAINDER OF A CALLED 359.58 ACRE TRACT AS DESCRIBED BY A DEED TO PEBBLE CREEK DEVELOPMENT COMPANY RECORDED IN VOLUME 1193, PAGE 672 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

TRACT C-2

THENCE: S 40° 07' 18" E ALONG THE COMMON LINE OF SAID TRACT "C" AND SAID REMAINDER OF 359.58 ACRE TRACT FOR A DISTANCE OF 500.07 FEET TO A 1/2 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID COMMON LINE;

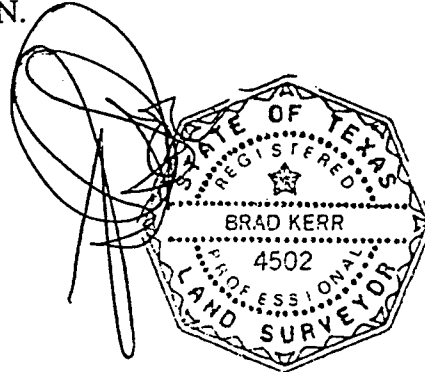
THENCE: S 09° 19' 10" E CONTINUING ALONG THE COMMON LINE OF SAID TRACT "C" AND SAID REMAINDER OF 359.58 ACRE TRACT FOR A DISTANCE OF 885.64 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE MOST EASTERLY CORNER OF SAID TRACT "C" AND AN ANGLE POINT IN THE WEST LINE OF PEBBLE CREE, PHASE 5C, ACCORDING TO THE PLAT RECORDED IN VOLUME 2532, PAGE 287 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

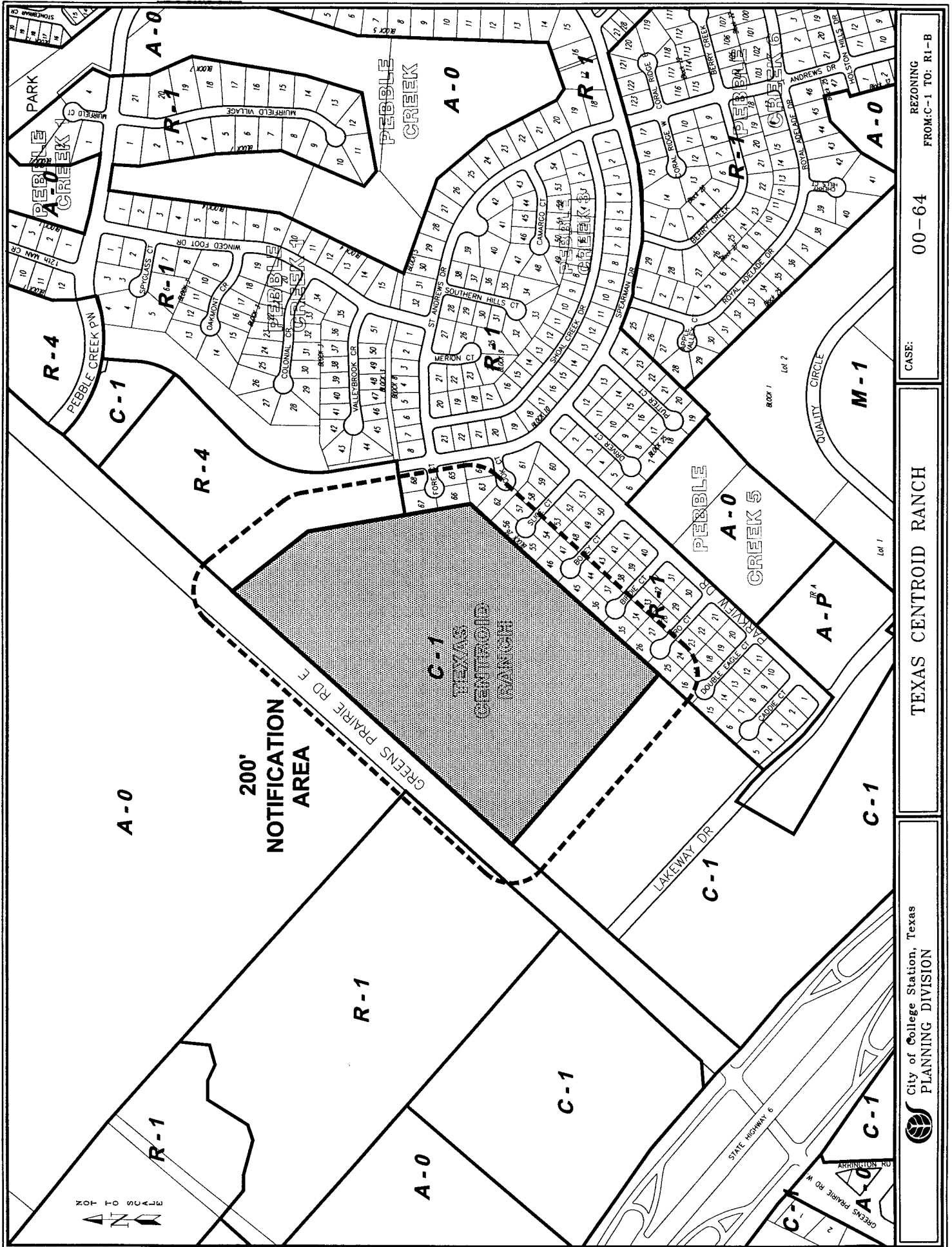
THENCE: S 42° 07' 45" W ALONG THE COMMON LINE OF SAID TRACT "C" AND SAID PEBBLE CREEK, PHASE 5C, FOR A DISTANCE OF 1302.78 FEET TO A 5/8 INCH IRON ROD SET ON THE COMMON LINE OF SAID TRACT "C" AND SAID PEBBLE CREEK, PHASE 5B, SAID IRON ROD SET MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 48° 07' 46" W THROUGH SAID TRACT "C" FOR A DISTANCE OF 1179.42 FEET TO THE POINT OF BEGINNING CONTAINING 46.464 ACRES OF LAND MORE OR LESS AS SURVEYED ON THE GROUND MARCH, 2000. SEE PLAT PREPARED MARCH, 2000, FOR MORE DESCRIPTIVE INFORMATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

D:/WORK/MAB/00-0267B.MAB





REZONING
FROM: C-1 TO: R1-B

CASE: 00-64

TEXAS CENTROID RANCH

City of College Station, Texas
PLANNING DIVISION

